

**BUILDING BOARD
MEETING MINUTES
Wednesday, April 6, 2016**

Meeting was called to order at 5:41 p.m. by Mr. Olson.

1. Roll Call.

Present: Mr. Olson, Mr. Matola, Mr. Liechty, Mr. Schoenecker, and Mr. Wollersheim
Absent: Mr. Domaszek, Mr. Janusz, Mr. Riebesehl, and Ms. Steindorf (all excused)
Also Present: Mr. Griffiths, Ms. Nelson, and Applicants

2. Review and act on meeting minutes dated March 15, 2016.

Mr. Liechty stated that in item three, paragraph one, the last sentence should indicate that the siding will be replaced by the end of 2016. Mr. Liechty also stated that his name should be removed from those present at the last meeting.

Mr. Schoenecker stated that in item three, paragraph, one, sentence two, the word "brining" should be changed to "bringing," in item four, paragraph one, sentence one, the word "include" should be changed to "included," and in item five, paragraph one, sentence three, the word "as" should be inserted so that it reads "same as on the existing home."

Mr. Schoenecker motioned and Mr. Wollersheim seconded to approve the meeting minutes as amended. Motion carried 5-0.

3. Review and act on a request by Marcia Richards at 675 Park Circle for an addition (deck).

Don Whitaker was present before the board.

Mr. Schoenecker asked if milled maple was the color of the deck material. Mr. Whitaker stated that yes, milled maple is the color and presented samples of the decking material.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 5-0.

4. Review and act on a request by Jeff and Patricia Brigman at 15085 Westover Road for an alteration.

Jeff Brigman and Ron Klassen were present before the board.

Mr. Brigman stated that the current patio doors are not efficient and do not match the house. The new material will be aluminum clad wood and will be more consistent with the rest of the house.

Mr. Liechty asked if the sill will be raised off of floor level. Mr. Brigman said yes.

Mr. Olson asked about the size of the pane of glass. Mr. Klassen stated 53" x 90".

Mr. Wollersheim asked if that was the same rough opening. Mr. Klassen stated yes.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 5-0.

5. Review and act on a request by Eric and Julie Sullivan at 1040 Woodland Avenue for an addition (revision).

Eric Sullivan and Tony Catarozoli were present before the board.

Mr. Griffiths briefly went over the letter received from the neighbor who brought the issue to the attention of Village staff. The neighbor was concerned that there are lights included on house that were not indicated in the revised plans.

Mr. Liechty asked if the homeowners planned on adding the grids in the windows as indicated on the plans. Mr. Sullivan stated that yes, they would like to add them. Mr. Catarozoli stated that there was an issue with the supplier of the windows and once that is resolved they can add the grids.

Mr. Olson asked about the addition of the patio door that was not indicated in original plans. Mr. Catarozoli stated that it was needed because there was no easy way to exit the house from the new addition. Before the addition the house was not as long so a door was not originally needed.

Mr. Sullivan stated that the original survey from 1997 was incorrect and the rear yard setback is actually more than is shown. Mr. Liechty asked if it would be possible then to add a deck and still be in compliance. Mr. Griffiths said yes.

Mr. Liechty asked if the lights that were added are shining away from the house. Mr. Sullivan stated that the lights are aimed straight down.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve revised plans as submitted. Motion carried 5-0.

6. Review and act on a request by Jena DuMont Black at 845 Grandview Drive for an addition.

Jena DuMont Black, Ryan Black, and Brian Tom were present before the board.

Mr. Liechty asked if the detail on the south elevation matches the rest of the house. Mr. Tom said yes, the windows and service door will all have the same detail.

Mr. Liechty asked if the downspouts will continue to run down the driveway and if they could possibly tie that in with the sump discharge. Mr. Black said that yes, they had considered tying everything into one pipe.

Mr. Liechty asked if the shutters on the garage will be eliminated. Mr. Tom said yes, they are getting rid of the shutters.

Mr. Liechty stated that the pitch on the dormers seemed steep. Mr. Tom said that the reason it is 12/12 is that the ceiling is raised in that part of the house and a drop in pitch would decrease the ceiling area. He stated that they are also trying to eliminate ice damming.

Mr. Liechty asked what material will be used for the new vent on the rear elevation. Mr. Tom was not sure of the exact material but stated that it might be composite, it will not be vinyl, and it will be white.

Mr. Liechty asked if the light fixtures match and if they are decorative. Mr. Tom said yes and added that they will not shine outwards towards neighbors.

Mr. Wollersheim asked about the color palette. Mr. Tom stated it will be white on white on white and that the East elevation has a black roof and everything will be replaced to match.

Mr. Matola stated a concern that the windows on the right elevation were not consistent with the front and rear of house. Mr. Wollersheim stated that the front is a bay window and the side windows are more single openings.

Mr. Liechty asked if the fireplace would be gas and if it would be direct vent. Mr. Tom stated that this was correct.

Mr. Wollersheim motioned and Mr. Liechty seconded to approve the plans as submitted. Motion carried 5-0.

7. Review and act on a request by James and Linda Beckley at 1850 Fairfax Drive for a new home.

James Beckley, Linda Beckley, Jean Kwarcianny, and David Montguire were present before the board.

Mr. Griffiths elaborated on the issue regarding which part of the property will be considered the rear or side yard and stated that the homeowners are presenting two sets of plans, one with a nine foot exposure and one with four foot exposure.

Review of Site Plan and Grading

Mr. Wollersheim asked what the thought process was behind positioning the house on an angle. Mr. Beckley stated that their current house is on an angle and that is what they prefer.

Mr. Liechty stated concerns that the house is very tall and will not fit in with the neighborhood. He stated that the full exposure would exaggerate the height of the home. Mr. Wollersheim also stated this concern.

Mr. Liechty stated that the homeowners could possibly consider dropping the garage into the hill a bit to make the house blend in with the neighborhood. Mr. Beckley stated that there is a two story house to the north and that the existing house is already fairly high since the south end was filled in.

Mr. Olson asked what the overall height of the proposed home would be. Ms. Kwarciany said it is 33' without the exposure.

Mr. Wollersheim stated that part of his concern regarding the proposed height was the right side elevation is very visible to neighbors and could appear to be a large wall. Ms. Beckley stated that they would like to put lannon stone on the right elevation as well but they are not sure if they will have the quantity available.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the four foot exposure grading plan as submitted. Motion carried 5-0.

Review of Architecture and Design

Ms. Kwarciany presented sample materials and colors.

Mr. Olson asked if the front door will be painted or wood. Ms. Beckley stated that it will be a wood door.

Mr. Matola asked what material will be used for the arches above the windows. Mr. Montguire stated they will be using rectangular cast stone from the existing house.

Mr. Liechty asked if the projected cap on the front of garage is sided and if it will be the trim color. Mr. Montguire said that was correct.

Mr. Wollersheim stated that he was concerned that the level of detail on the front elevation is not carried through to the right elevation.

Mr. Matola stated that he was considering the right elevation as a “street view” since it is highly visible from the street.

Mr. Montguire stated that if they are able to reclaim enough lannon stone from the existing home, they could possible wrap the stone around to the right elevation. Mr. Wollersheim suggested that they could lower the level of the stone or reduce the amount of stone on the front elevation so that they would be able to have the quantity to wrap around on the right elevation.

Mr. Olson asked if the homeowners could add a window on the rear elevation where a bathroom will be located. Ms. Beckley stated that they would strongly prefer not to have a window but could consider adding a transom window. Ms. Beckley also stated that they will add windows on the left elevation where the bedroom is located. Mr. Olson suggested adding two vertical windows to that location and Ms. Beckley agreed. After some discussion it was decided that the rear elevation did not need a window added.

Mr. Liechty asked if there will be lighting in the tower entryway. Mr. Beckley stated that they had not discussed the exact type of lighting that will be used. Mr. Olson suggested that they place lights both inside and outside the entryway tower.

Mr. Wollersheim stated that he would like to see revised plans before making a decision on the design.

Mr. Liechty motioned and Mr. Schoenecker seconded to table the review of architecture and design. Motion carried 5-0.

Review of Landscaping

Mr. Olson asked about the second driveway that goes through the garage. Mr. Beckley stated that since the address is on Fairfax but currently the driveway is on Dunwoody, it is very hard to find the house. Driveways on both streets would make is easier for guests to locate the home.

Mr. Liechty stated that all the proposed plantings seem relatively low and asked if there will be any large trees. Mr. Beckley stated that the trees to the South will be large. Mr. Liechty indicated that the height of the trees will help with the height of the house.

Mr. Wollersheim motioned and Mr. Schoenecker seconded to approve landscape plan as submitted.

Upon further discussion, Mr. Liechty amended the motion and Mr. Schoenecker seconded the amended motion to approve the landscape plans for the four foot exposure. Motion carried 5-0.

8. Other Business

Mr. Griffiths announced that he is leaving the Village of Elm Grove to take a new position in Sussex and his last day will be April 22.

9. Adjournment

Mr. Liechty motioned and Mr. Schoenecker seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant